

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Raymond Perez. Esquire SBN:116087 329 N Rowan Ave Los Angeles, Ca 90063 (323) 264-2753</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor</p>	<p>FOR COURT USE ONLY</p> <div style="border: 1px solid black; padding: 10px; text-align: center; margin: 10px auto; width: 80%;"><p>FILED & ENTERED</p><p>APR 02 2015</p><p>CLERK U.S. BANKRUPTCY COURT Central District of California BY beaucham DEPUTY CLERK</p></div> <p style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">CHANGES MADE BY COURT</p>
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - Los Angeles DIVISION</p>	
<p>In re:</p> <p style="text-align: center; margin-top: 20px;">VICKEN VOSGUERITCHIAN; MAGDA VOSGUERITCHIAN</p> <p style="text-align: right; margin-top: 20px;">Debtor(s).</p>	<p>CASE NO.: 2:14-bk-13313-BB CHAPTER: 7</p> <div style="border: 1px solid black; padding: 5px; text-align: center; margin: 10px auto; width: 80%;"><p>ORDER <input type="checkbox"/> GRANTING <input checked="" type="checkbox"/> DENYING MOTION TO AVOID LIEN UNDER 11 U.S.C. § 522(f) (REAL PROPERTY)</p></div> <p><input checked="" type="checkbox"/> No hearing held <input type="checkbox"/> Hearing held Date: Time: Courtroom: Place:</p>
<p>Creditor Holding Lien to be Avoided (name): Balboa Capital Corporation</p>	

The Motion was: ☐ Opposed ☒ Unopposed ☐ Settled by stipulation

Pursuant to 11 U.S.C. § 522(f), Debtor moved to avoid a judicial lien on real property claimed to be exempt. The court finds and orders as follows:

1. ☐ Notice of this Motion complied with LBR 9013-1(d).
2. ☒ Notice of this Motion complied with LBR 9013-1(o).
 - a. ☒ There was no opposition and request for hearing.
 - b. ☐ Hearing requested and held as indicated in the caption.

3. The real property to which this order applies is as follows:

a. Street address (*specify*): **817 W. Dryden Street Glendale, Ca 91202**

b. Legal description (*specify*):

☒ See attached page

Lot 13, Block 13, Tract No. 8419, Los Angeles County, California

4. Recording information regarding lien to be avoided:

a. Date of recordation of lien (*specify*): **8/21/09**.

b. Recorder's instrument number or map/book/page number (*specify*):

20091067896

☐ Motion granted:

b. ☐ The judicial lien sought to be avoided impairs an exemption to which Debtor would otherwise be entitled under 11 U.S.C. § 522(d)

c. ☐ The judicial lien is void and unenforceable:

(1) ☐ In its entirety

(2) ☐ In the following amount *only*: \$ _____. The balance of \$ _____ remains a valid and enforceable lien against the property.

6. ☒ Motion denied on the following grounds: ☐ with prejudice ☒ without prejudice

a. ☐ Insufficient notice

b. ☐ Insufficient evidence of the exempt status of the property in question

c. ☐ Failure to comply with FRBP 7004(b)(3) or FRBP 7004(h).

d. ☐ Insufficient evidence of fair market value.

e. ☐ Motion is incomplete.

f. ☒ Other (*specify*): Based on the information provided, the liens do not impair the exemption claimed. The debtor claimed a \$1 homestead exemption, provided evidence that the property is worth \$525,000 and provided evidence that all liens, including the liens to be avoided, total \$3,253.88 less than the value of the property, leaving ample equity for the homestead exemption.

7. ☐ The court further orders as follows (*specify*):

☐ See attached page

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Date: April 2, 2015



Sheri Bluebond
United States Bankruptcy Judge